113.0	0004	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,800 /	667,800
					USE VALUE:	667,800 /	667,800
					ASSESSED:	667,800 /	667,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMONTAGNE COLETTE E	
Owner 2:		
Owner 3:		
Street 1:	108 NEWLAND ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	GREGG SARA R -
Owner 2:	MCKEEN MICHAEL L -
Street 1:	108 NEWLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,142 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1266 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4142.000	286,800		381,000	667,800
Total Card	0.095	286,800		381,000	667,800
Total Parcel	0.095	286,800		381,000	667,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.49 | /Parcel: 527.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,900	0	4,142.	381,000	667,900	667,900	Year End Roll	12/18/2019
2019	101	FV	234,800	0	4,142.	375,500	610,300	610,300	Year End Roll	1/3/2019
2018	101	FV	233,900	0	4,142.	288,500	522,400	522,400	Year End Roll	12/20/2017
2017	101	FV	233,900	0	4,142.	272,100	506,000	506,000	Year End Roll	1/3/2017
2016	101	FV	233,900	0	4,142.	250,400	484,300	484,300	Year End	1/4/2016
2015	101	FV	221,200	0	4,142.	234,000	455,200	455,200	Year End Roll	12/11/2014
2014	101	FV	221,200	0	4,142.	215,500	436,700	436,700	Year End Roll	12/16/2013
2013	101	FV	221,200	0	4,142.	215,500	436,700	436,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8784

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREGG SARA R	1321-91		6/15/2006		435,000	No	No		
URBAN DAVID/ETA	1282-122		4/2/2004		444,900	No	No		
JOSE MARK D	1130-131		8/9/1994		201,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2015	1565	Re-Roof	16,757					
5/29/1997	283	Manual	2,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Inspected	CC	Chris C
8/10/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	163	PATRIOT
12/28/2006	MLS	HC	Helen Chinal
6/19/2004	MLS	MM	Mary M
3/27/2000	Inspected	264	PATRIOT
3/22/2000	Missed Appt.	276	PATRIOT
2/8/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4142		Sq. Ft.	Site		0	70.	1.31	6									380,981						381,000	

Total AC/HA: 0.09509 | Total SF/SM: 4142 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 380,981 | Spl Credit | Total: 381,000

User Acct

72290

GIS Ref

GIS Ref

Insp Date

09/11/18

!8784!

PRINT

Date	Time
12/10/20	23:19:45

LAST REV

Date	Time
09/27/18	11:45:37

apro

USER DEFINED

Prior Id # 1:	72290
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352369
Depreciation:	65541
Depreciated Total:	286828

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

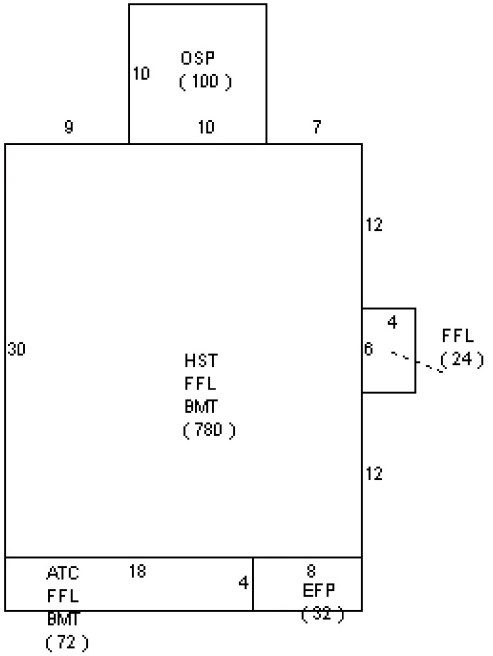
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	171.990	150,664
BMT	Basement	852	51.600	43,961
HST	Half Story	390	171.990	67,076
OSP	Screen Porch	100	35.570	3,557
EFP	Enclos Porch	32	71.150	2,277
ATC	Attic	25	171.990	4,334

Net Sketched Area:	2,275			Total:	271,869
Size Ad	1291.2	Gross Are	2712	FinArea	1266

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	126.07
Final Total:	286800	Val/Su SzAd	222.12

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	